114.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,900 / 742,900
					USE VALUE:	742,900 / 742,900
					ASSESSED:	742,900 / 742,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWERS FRANK L & ANN M
Owner 2:	
Owner 3:	
Street 1:	256 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2151 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7110.000	298,900	700	443,300	742,900
Total Card	0.163	298,900	700	443,300	742,900
Total Parcel	0.163	298,900	700	443,300	742,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.37 | /Parcel: 345.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72968
GIS Ref	
GIS Ref	
Insp Date	08/23/18

!8851!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,900	700	7,110.	443,300	742,900		Year end	12/23/2021
2021	101	FV	288,300	700	7,110.	443,300	732,300		Year End Roll	12/10/2020
2020	101	FV	288,300	700	7,110.	443,300	732,300	732,300	Year End Roll	12/18/2019
2019	101	FV	238,700	800	7,110.	449,600	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	253,900	800	7,110.	335,600	590,300	590,300	Year End Roll	12/20/2017
2017	101	FV	253,900	800	7,110.	304,000	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	253,900	800	7,110.	291,300	546,000	546,000	Year End	1/4/2016
2015	101	FV	237,700	800	7,110.	247,000	485,500	485,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:02:28

LAST REV

Date	Time
09/24/18	10:53:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13471-371		6/1/1978		53,000	No	No		Y

USER DEFINED

Prior Id # 1:	72968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/1996	566	Manual	2,500					REROOF
7/26/1993	353	Manual	2,500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
2/7/2000	Meas/Inspect	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7110		Sq. Ft.	Site		0	70.	0.89	5									443,311						443,300	

Total AC/HA:	0.16322	Total SF/SM:	7110	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,311	Spl Credit		Total:	443,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.26082015
Const Adj.:	1.00749993
Adj $ / SQ:	139.730
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406087
Depreciation:	107207
Depreciated Total:	298880

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

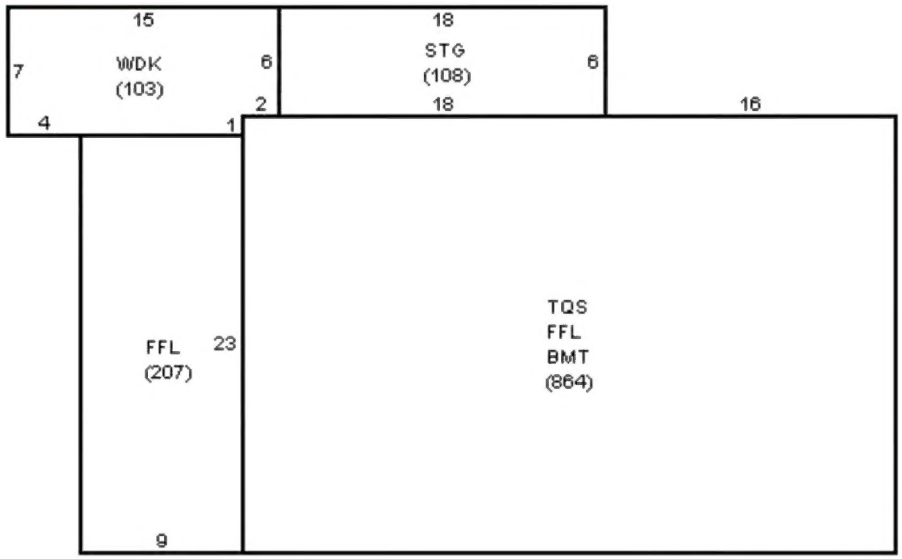
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.70
Special Features:	0	Val/Su Net:	106.98
Final Total:	298900	Val/Su SzAd	173.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,071	139.730	149,651
BMT	Basement	864	55.540	47,989
TQS	3/4 Story	648	139.730	90,545
STG	Storage	108	7.910	854
WDK	Deck	103	15.830	1,630

Net Sketched Area:	2,794	Total:	290,669
Size Ad	1719	Gross Area	3010	FinArea	2151
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X14	A	AV	1998	3.92	T	16.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700